

## Chapter Two - Regional Context

### *Regional Setting*

Chandler is located on flat to rolling terrain in the Northeastern corner of Henderson County and contains approximately 5.5 square miles or 3,514 acres of land. It is roughly bounded on the north by the Van Zandt County line, on the east by the Neches River, on the south by Lake Palestine, and on the west by the Kickapoo and Battle Creek. Chandler is at the head waters of Lake Palestine on the north end of the lake between the east and west branches.

Located on State Highway 31 Chandler is 8 miles west of Tyler, 20 miles east of Athens and about 100 miles east by southeast of downtown Dallas.



Chandler is 7 miles from the Tyler Regional airport providing both commuter and commercial services. The new Armed Forces Reserve Center, as well as, the proposed Park of East Texas are located 7 to 8 miles from Chandler. Canton, with its First Monday Trade Days bringing in anywhere from 100,000 to 400,000 people monthly, is located 32 miles to the west.

### *History of Chandler*

The following history of Chandler is taken from the book, The Chandler Area its History and People – 1880 – 1980. The earliest documented inhabitants of the area known as Chandler were Delaware, Cherokee and Kickapoo Indians. These Native Americans led by Chief Bowles were defeated at Battle Creek in 1839. The battleground is located north of the Chandler city limits.

The first record of a white family in the Chandler area is that of Alphonso H. Chandler and his wife, the former Mary A. Brooks and their seven children. They came to the area in 1859 and settled about one mile north of the present day downtown Chandler. They lived on the road

leading from Athens to Tyler. He named the place Stillwater. In 1872, he began the operation of a general store at his farm home. The US Government issued a certificate for a post office in April 17, 1873. Mr. Chandler was the postmaster.



In the year 1880, the Cotton Belt Railroad was being built through the area. Mr. Chandler was very interested in having this railroad go through or near his property and so he made the Texas & St. Louis Railroad a gift of the land if they would establish a depot permanently on the property. The railroad company named the new town Chandler. Land was also donated for schools, churches and a cemetery. The railroad brought new businesses, and the town quickly grew.

Mr. Chandler built a two-story brick building across the road from the depot at the corner of

Broad and Main Street. He made his home on the second floor and the first floor was used as retail. The building burned in the 1920's. Mr. Chandler owned all the lots on the north side of the railroad and he divided it up into town lots. He named the streets and started selling and building a town. (Refer to the original Town map.)

The modern-day government of the city of Chandler began in 1960. At the time the first modern day mayor was Herman Cade. Chandler's first early day Board of Alderman was led by his father John Cade.



From the very beginning, Chandler has been known for its community pride. Its citizens have always wanted to move forward, making progress. The leaders of the Town have always had a vision for the future. For this reason, Chandler enjoys many advantages and services that are unique for a community of its size.

## *Chandler's Environment*

Chandler is located on flat to rolling terrain with Oak and Shortleaf Pine comprising the majority of the forest vegetation. Chandler is located at the head waters to Lake Palestine which is a man-made 25,560 acre lake and fed by the Neches River. Lake Palestine offers many diverse forms of outdoor recreation. Chandler is located on the more naturally preserved north end of the lake offering public boat ramps and excellent hunting and fishing.



Various waterfowl inhabit this area and during the cooler season it becomes home to many migratory species. The Tyler Audubon Society has counted over 100 varieties of birds that frequent the area. Bald eagles can often be seen soaring in the skies and diving for fish. Deer are prolific in the area.

## *Chandler's Water*

Chandler is in the process of drilling its 5<sup>th</sup> well. All of the city's wells pull water from the Carrizo-Wilcox aquifer. This aquifer extends from the Rio Grande in South Texas northeastward into Arkansas and Louisiana, providing water to all or parts of 60 counties. Municipal and irrigation pumpage account for about 35 percent and 51 percent, respectively, of total pumpage. The largest metropolitan areas dependent on ground water from the Carrizo-Wilcox aquifer are Bryan-College Station, Lufkin-Nacogdoches, and Tyler.

The following is a list of Chandler's wells:

Well #	Gallons per minute capacity	Depth
#1	150 gpm capacity	520'
#2	150 gpm capacity	520'
#3	180 gpm capacity	520'
#4	500 gpm capacity	520'
#5	300 gpm capacity expected	710'

In April 2011, Chandler had 1,450 water connections. The State requires 200 gallons of ground storage per connection thus requiring 290,000 gallons of ground storage. The City currently has a 420,000 gallon capacity in ground storage resulting in a 130,000 gallon surplus. This surplus will accommodate an additional 650 connections.

Elevated storage is also required by the State at a rate of 100 gallons per connection, thus requiring 145,000 gallons in elevated storage. The City currently has 350,000 gallons in elevated storage resulting in a surplus of 205,000 gallons. This surplus will accommodate an additional 2,050 connections.



In terms of well capacity, the State requires .6 gpm per connection thus requiring 870 gpm of well capacity. The existing 4 wells in the City have a capacity of 980 gpm. The City is in the process of drilling its 5<sup>th</sup> well. After this well is completed the well capacity is expected to be 1,280 gpm. Based on this assumption, the City will have a surplus well capacity of 410 gpm. This will offset the loss of any one of Chandler’s wells should a failure occur or will accommodate an additional 683 connections.

The average annual growth in the years 2004 to 2010 was 18 connections a year. The average growth in the years prior to the market downturn was 26 connections a year. Using the limitation of the ground storage and a growth of 26 connections a year, the city of Chandler can meet the State minimum standards for 25 years.

YEAR	2004	2005	2006	2007	2008	2009	2010	2011*
Water Accounts	1332	1359	1384	1410	1418	1429	1441	1450*
# change	NA	27	25	26	8	11	12	9*
% change	NA	2.0	1.8	1.9	0.6	0.8	0.8	

\* Partial year

Significant water-level declines resulting from extensive municipal and industrial pumpage have occurred in Northeast Texas. In this area, conversion to surface-water use by cities such as Tyler

is slowing the rate of water-level decline. In 1975, the water level in the city of Chandler's wells was at 105 feet; in 2011, the water level is down to 320 feet, a 215 foot drop in 36 years. The drought in the State has caused this drop to worsen as adequate recharge has not been occurring. If this rate of drop was to continue the City's wells would be running dry in another 35 years. However, recharge will occur in this time offsetting this danger.

## *Chandler's Government*

In 2004, the city of Chandler hired a City Administrator and began operating under a Council/Administrator form of government. Prior to this time the City was run by the Mayor and Council.

The Council is made up of the mayor and 5 council members. All the positions are elected at large for a two-year term. The mayor and city council provide leadership in setting and achieving policy and community goals; determining the tax rate; establishing the budget and hiring the administrator and city department heads.

The day-to-day operations of city government are handled by a professional staff headed by the City Administrator. The city administrator ensures the city is run efficiently, responds to citizen complaints, hires staff, recommends candidates for all department head positions; supervises department heads; recommends the annual budget; and implements, through staff, the policy adopted by the governing body.

